



**Board of Commissioners of Cook County
Zoning and Building Committee**

Wednesday, July 23, 2014

10:00 AM

***Cook County Building, Board Room, Rm. 569
118 North Clark Street, Chicago, Illinois***

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

According to the Cook County Board's Rules of Organization and Procedure, Section 2-107 (dd), public testimony will be permitted at regular and special meetings of the Board and at committee meetings of the Board. Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

SPECIAL USE/UNIQUE USE

14-4110

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 12-02

Township: Maine

County District: #9

Property Address: 8000 W. Ballard Road, Des Plaines, Illinois

Property Description: The Subject Property measures 309.20 frontage feet along Ballard Road. It has a depth of 325.88 feet for a total 80,847.4 square feet or 1.86 acres. It is located on the Northwest corner of side of Western Avenue and Ballard Road in Maine Township.

Owner: Islamic Food and Nutrition Council of America, 777 Busse Highway, Park Ridge, Illinois 60068

Agent/Attorney: John J. Pikarski Jr. of Gordon & Pikarski, 303 W. Madison, Suite 2300, Chicago, Illinois 60606-3308

Current Zoning: R-7 General Residence District

Intended use: Applicant seeks a Special Use for Unique Use in the R-7 General Residence District for a community center having school, library, offices and incidental prayer use.

Recommendation: That the application be granted a one year extension of time.

Conditions: None

Objectors: None

History:

County Board Approval: 09/10/2012

Zoning Board Hearing: 07/02/14

Zoning Board Recommendation date: 07/02/04

County Board extension granted: N/A

VARIATIONS

14-3876

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-15

Township: Stickney

County District: 11

Property Address: 7050 W 75th St., Chicago, Illinois.

Property Description: The Subject Property consists of approximately 0.19 acres, located on the Northeast corner of West 75th Street & South Nottingham Avenue in Stickney Township.

Owner: Salvador & Elisa Medina 7050 W 75th St., Chicago, Illinois

Agent/Attorney: Isabel Orona 7134 W. 72nd Place, Chicago, Illinois

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-5 Single Family Residence District to: (1) reduce front yard setback from the minimum required 22 feet @ 20% of the lot depth to an existing 20.26 feet and (2) reduce the lot area from minimum required 10,000 square feet to an existing 8,385 square feet to bring the property into conformance to build a detached garage.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 6/4/2014
Zoning Board Recommendation date: 6/4/2014
County Board extension granted: N/A

14-3879

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V- 14-10

Township: Lyons

County District: 17

Zoning Number: N/A

Docket Number: N/A

Property Address: 1351 63rd Place, LaGrange Highlands, Illinois.

Property Description: The Subject Property consists of approximately 0.478 acres, located on the South side of 63rd Place approximately 448 feet East of Willow Springs Road in Section 20 of Lyons Township.

Owner: James Patricki 1351 63rd Place, LaGrange Highlands, Illinois.

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in the R-4 Single Family Residence District to reduce the right interior side yard setback from minimum required 15 feet to 3 feet for a detached garage.

Recommendation: ZBA Recommendation That the application be granted as amended.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 6/4/2014
Zoning Board Recommendation date: 6/4/2014
County Board extension granted: N/A

14-3937

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use for Unique Use, SU 14-02

Township: Barrington

County District: 15

Property Address: 15 N 272 Old Sutton Road, South Barrington, Illinois.

Property Description: The Subject Property consists of approximately 10.75 acres and is located on the west side of Old Sutton Road, north of Higgins Road in Barrington Township, Unincorporated Cook County.

Owner: Steven Spears, 15 N 272 Old Sutton Road in South Barrington, Illinois.

Agent/Attorney: Timothy J. Clifton Zukowski, Rogers, Flood & McArdle, 50 N Virginia Crystal Lake, Illinois 60010

Current Zoning: R-1 Single Family Residence District

Intended use: Applicant seeks a Special Use for Unique Use in R-1 Single Family Residence District for a storage facility for materials and vehicles used for the applicant's nursery and landscaping business in Section 28 of Barrington Township.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/30//2014

Zoning Board Recommendation date: 6/25/2014

County Board extension granted: N/A

14-3942

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 13-27

Township: Lyons

County District: 16

Property Address: 6043 S. Peck Avenue, LaGrange, Illinois

Property Description: The Subject Property consists of 0.45059 acre located on the Northeast corner of Peck Avenue and 61st Street in Section 17 of Lyons Township

Owner: David Fazio, 610 N. Stone Avenue, LaGrange Park, Illinois

Agent/Attorney: None

Current Zoning: R-4 Single Family District

Intended use: The variation, previously approved, in an R-4 Single Family Residence District, sought to reduce the lot area from the minimum required 20,000 feet to an existing 19,628 square feet to construct a single family residence.

Recommendation: That the application for a one year extension of time, be granted.

Conditions: None

Objectors: None

History:

County Board Approval: 6/19/2013

Zoning Board Hearing: 5/15/2013

Zoning Board Recommendation date: 5/15/2013

County Board extension granted: N/A

14-3991

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 14-16

Township: Leyden

County District: #16

Property Address: 2945 N Alta St., Melrose Park, Illinois

Property Description: The Subject Property consists of 0.40 acres, located on the East side of Alta Street approximately 180 feet South of Wellington Avenue in Section 29 of Leyden Township.

Owner: Michael and Patricia Davis 2945 N Alta St., Melrose Park, Illinois.

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance, to reduce the left side yard setback from minimum required 10 feet to 8 1/2 feet south to construct an above ground pool.

Recommendation: That the application be granted as amended.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 6/25/14

Zoning Board Recommendation date: 6/25/14

County Board extension granted: N/A


Matthew B. DeLeon, Secretary

Chairman: Silvestri

Vice-Chairman: Murphy

Members: Committee of the Whole

* The next regularly scheduled meeting is presently set for 9/10/2014.